

**AGREEMENT FOR LIMITATION ON APPRAISED
VALUE OF PROPERTY FOR SCHOOL DISTRICT
MAINTENANCE AND OPERATIONS TAXES**

by and between

SINTON INDEPENDENT SCHOOL DISTRICT

and

BUFFALO, LLC

(Texas Taxpayer ID # 32070026441)

Comptroller Application # 1354

Dated

June 27, 2019

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES**

STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this “Agreement,” is executed and delivered by and between the **SINTON INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the “District,” a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **BUFFALO, LLC**, Texas Taxpayer Identification Number 32070026441, hereinafter referred to as the “Applicant.” The Applicant and the District are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, on March 4, 2019, the Superintendent of Schools of the Sinton Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

WHEREAS, on March 4, 2019, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (Local), and agreed to consider the Application;

WHEREAS, the Application was delivered to the Texas Comptroller’s Office for review pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, the District and the Texas Comptroller’s Office have determined that the Application is complete and May 13, 2019 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

WHEREAS, pursuant to 34 TEXAS ADMIN. CODE Section 9.1054, the Application was delivered to the San Patricio Appraisal District established in San Patricio County, Texas (the “San Patricio County Appraisal District”), pursuant to Section 6.01 of the TEXAS TAX CODE;

WHEREAS, the Texas Comptroller’s Office reviewed the Application pursuant to Section 313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on June 5, 2019, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

WHEREAS, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller’s Office pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, on June 27, 2019, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

WHEREAS, on June 27, 2019, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant’s Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District’s maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant’s decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

WHEREAS, on June 27, 2019, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) of the TEXAS TAX CODE;

WHEREAS, on June 26, 2019, the Texas Comptroller’s Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes;

WHEREAS, on June 27, 2019, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance

and Operations Taxes, and authorized the Board President and Secretary, or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President to execute and deliver such Agreement to the Applicant; and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I **DEFINITIONS**

Section 1.1 DEFINITIONS. Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

“Act” means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, as amended.

“Agreement” means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

“Applicant” means Buffalo, LLC, (Texas Taxpayer ID # 32070026441) the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

“Applicant’s Qualified Investment” means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

“Applicant’s Qualified Property” means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on March 4, 2019. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

“Application Approval Date” means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

“Application Review Start Date” means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

“Appraised Value” shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

“Appraisal District” means the San Patricio County Appraisal District.

“Board of Trustees” means the Board of Trustees of the Sinton Independent School District.

“Commercial Operation” means the date on which the project becomes commercially operational, has installed or constructed Qualified Property on the Land, and is able to generate electricity and is connected to the grid with an interconnection agreement.

“Comptroller” means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

“Comptroller’s Rules” means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

“County” means San Patricio County, Texas.

“District” or “School District” means the Sinton Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which Subchapter C of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant’s Qualified Property or the Applicant’s Qualified Investment.

“Final Termination Date” means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

“Force Majeure” means those causes generally recognized under Texas law as constituting impossible conditions. Each Party must inform the other in writing with proof of receipt within sixty (60) business days of the existence of such Force Majeure or otherwise waive this right as a defense.

“Land” means the real property described on **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes.

“Maintain Viable Presence” means (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant’s maintenance of jobs and wages as required by the Act and as set forth in its Application.

“Market Value” shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

“New Qualifying Jobs” means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller’s Rules.

“New Non-Qualifying Jobs” means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

“Qualified Investment” has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller’s Rules.

“Qualified Property” has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller’s Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

“Qualifying Time Period” means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller’s Rules, and this Agreement.

“State” means the State of Texas.

“Supplemental Payment” means any payments or transfers of things of value made to the District or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the Agreement and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

“Tax Limitation Amount” means the maximum amount which may be placed as the Appraised Value on the Applicant’s Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.054 of the TEXAS TAX CODE.

“Tax Limitation Period” means the Tax Years for which the Applicant’s Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of this Agreement.

“Tax Year” shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (*i.e.*, the calendar year).

“Taxable Value” shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

Section 1.2 NEGOTIATED DEFINITIONS. Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller’s Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

“Applicable School Finance Law” means Chapters 41 and 42 of the TEXAS EDUCATION CODE, the Texas Economic Development Act (Chapter 313 of the TEXAS TAX CODE), Chapter 403, Subchapter M, of the TEXAS GOVERNMENT CODE applicable to District, and the Constitution and general laws of the State applicable to the school districts of the State for each and every year of this Agreement, including specifically, the applicable rules and regulations of the agencies of the State having jurisdiction over any matters relating to the public school systems and school districts of the State, and judicial decisions construing or interpreting any of the above. The term includes any and all amendments or successor statutes that may be adopted in the future that could impact or alter the calculation of Applicant’s ad valorem tax obligation to District, either with or without the limitation of property values made pursuant to this Agreement. For each year of this Agreement, the “Applicable School Finance Law” shall be interpreted to include all provisions made applicable for any calculations made for the specific year for which calculations are being made.

“M&O Amount” means the amount to be paid by Applicant to compensate District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Review Start Date and ending on the Final Termination Date as set forth in Section 4.2 of this Agreement.

“New M&O Revenue” means the total State and local Maintenance and Operations Revenue that District would have actually received for such school year if calculated using prior year taxable values.

“Original M&O Revenue” means the total State and local Maintenance and Operations Revenue that District would have received for the Tax Year, under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Applicant’s Qualified Property been subject to the ad valorem maintenance & operations tax at the rate applicable for such Tax Year. For purposes of this calculation, the Third Party will base its calculations upon actual local taxable values for the prior school year as certified by the County Appraisal District for all other taxable accounts in the District, save and except for the Qualified Property subject to this Agreement, *plus* the total appraised value of the Qualified Property for the prior school year subject to this Agreement. In this calculation, the total appraised value of the Qualified Property subject to this Agreement will be used for the Qualified Property in lieu of the property’s M&O taxable value. (For clarification, the taxable value used by the District in calculating the taxes payable for Interest and Sinking Fund taxation purposes on Applicant’s Qualified Property will be used for the Qualified Property in lieu of the property’s M&O taxable value.)

ARTICLE II

AUTHORITY, PURPOSE AND LIMITATION AMOUNTS

Section 2.1. AUTHORITY. This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

Section 2.2. PURPOSE. In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 and as more fully specified in this Agreement, the value of the Applicant’s Qualified Property listed and assessed by the County Appraiser for the District’s maintenance and operation ad valorem property tax shall be the Tax Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

Section 2.3. TERM OF THE AGREEMENT.

A. The Application Review Start Date for this Agreement is June 5, 2019, which will be used to determine the eligibility of the Applicant’s Qualified Property and all applicable wage standards.

B. The Application Approval Date for this Agreement is June 27, 2019.

C. The Qualifying Time Period for this Agreement:
i. Starts on June 27, 2019, the Application Approval Date; and
ii. Ends on December 31, 2021, the last day of the second complete Tax Year following the Qualifying Time Period start date.

D. The Tax Limitation Period for this Agreement:
i. Starts on January 1, 2022, the first complete Tax Year after the commencement of Commercial Operation;
ii. Ends on December 31, 2031.

E. The Final Termination Date for this Agreement is December 31, 2036.

F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

Section 2.4. TAX LIMITATION. So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant’s Qualified Property for the District’s maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

A. the Market Value of the Applicant’s Qualified Property; or Twenty Million Dollars (\$20,000,000) based on Section 313.054 of the TEXAS TAX CODE

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.052.

Section 2.5. TAX LIMITATION ELIGIBILITY. In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

A. have completed the Applicant's Qualified Investment in the amount of \$10,000,000 during the Qualifying Time Period;

B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and

C. pay an average weekly wage of at least \$933 for all New Non-Qualifying Jobs created by the Applicant.

Section 2.6. TAX LIMITATION OBLIGATIONS. In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

A. provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;

B. provide payments to the District that protect the District from the payment of extraordinary education- related expenses related to the project, as more fully specified in Article V;

C. provide such Supplemental Payments as more fully specified in Article VI;

D. create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and

E. No additional conditions are identified in the certificate for a limitation on appraised value by the Comptroller for this project.

ARTICLE III **QUALIFIED** **PROPERTY**

Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE. At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY. The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY. In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

Section 3.5. QUALIFYING USE. The Applicant's Qualified Property described in Section 3.3 qualifies for a tax limitation agreement under Section 313.024(b)(1) as property used for manufacturing.

ARTICLE IV

PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES

Section 4.1. INTENT OF THE PARTIES. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the District shall, in accordance with the provisions of Section 313.027(f)(1) of the TEXAS TAX CODE, be compensated by Applicant for any loss that District incurs in its Maintenance and Operations Revenue in each year of this Agreement for which this Agreement was, in any manner, a sole and direct producing cause. Such payments shall be independent of, and in addition to such other payments as set forth in Article V and Article VI in this Agreement. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the risk of any and all negative financial consequences to the District's total annual Maintenance and Operations Revenue, for which the execution of this Agreement was a sole and direct producing cause will be borne solely by Applicant and not by District.

The Parties hereto expressly understand and agree that, for all years to which this Agreement may apply, the calculation of negative financial consequences will be defined for each applicable year in accordance with the Applicable School Finance Law, as defined in Section 1.2 above, and that such definition specifically contemplates that calculations made under this Agreement may well

periodically change in accordance with changes made from time to time in the Applicable School Finance Law. The Parties further agree that the printouts and projections produced during the negotiations and approval of this Agreement are: i) for illustrative purposes only, are not intended to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party to the Agreement; ii) are based upon current Applicable School Finance Law, which is subject to change by statute, by administrative regulation, or by judicial decision at any time; and, iii) may change in future years to reflect changes in the Applicable School Finance Law.

Section 4.2. CALCULATING THE AMOUNT OF LOSS OF REVENUES BY THE DISTRICT. Subject only to the provisions of Section 7.1 of this Agreement, the amount to be paid by Applicant to compensate District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Review Start Date and ending on the Final Termination Date, the "M&O Amount" shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

- A. Notwithstanding any other provision in this Agreement, the M&O Amount owed by Applicant to District means the Original M&O Revenue *minus* the New M&O Revenue.
- B. In making the calculations required by this Section 4.2 of this Agreement:
 - i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law as that law exists for each year for which the calculation is made.
 - ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
 - iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.
 - iv. For All calculations made for years during the Tax Limitation Period under Section 4.2 of this Agreement, Subsection ii of this subsection will reflect the Tax Limitation Amount for such year

Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY. All calculations under this Agreement shall be made annually by an independent third party (the "Third Party") approved each year by the District. To the extent not inconsistent with a statutory change to Applicable School

Finance Law, all calculations made by the Third Party under this Agreement shall be made using a methodology which isolates only the revenue impact caused by this Agreement. Applicant shall not be responsible to reimburse District for other revenue losses created by other agreements or any other factors.

Section 4.4. DATA USED FOR CALCULATIONS. The calculations for payments under this Agreement shall be initially based upon the valuations placed upon the Applicant's Qualified Investment and/or the Applicant's Qualified Property by the Appraisal District in its annual certified tax roll submitted to the District for each Tax Year pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected under Section 4.3. The certified tax roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified tax roll or any other changes in student counts, tax collections, or other data.

Section 4.5. DELIVERY OF CALCULATIONS. On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 4.3 of this Agreement shall forward to the Parties a certification containing the calculations required under Sections 4.2, Article VI, and/or Section 7.1 of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit his, her or its invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the District, but subject to the provisions of Section 4.7, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's calculations, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

Section 4.6. PAYMENT BY APPLICANT. The Applicant shall pay any amount determined by the Third Party to be due and owing to the District under this Agreement on or before the January 31 next following the tax levy for each year for which this Agreement is effective. By such date, the Applicant shall also pay any amount billed by the Third Party, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or other reimbursement applications filed with or sent to the State of Texas which are, or may be required under the terms or because of

the execution of this Agreement. For no Tax Year during the term of this Agreement shall the Applicant be responsible for the payment of an aggregate amount of fees and expenses under this Section 4.6 which exceeds Fifteen Thousand Dollars (\$15,000.00). For any Tax Year outside of the Tax Limitation Period, Applicant shall not be responsible for the payment of an aggregate amount of fees and expenses under this Section 4.6 which exceeds Seven Thousand Five Hundred Dollars (\$7,500.00).

Section 4.7. EFFECT OF PROPERTY VALUE APPEAL OR OTHER ADJUSTMENT. If at the time the Third Party selected under Section 4.3 makes its calculations under this Agreement, the Applicant has appealed any matter relating to the valuations placed by the Appraisal District on the Applicant's Qualified Property, and/or the Applicant's Qualified Property and such appeal remains unresolved, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property and/or the Applicant's Qualified Property by the Appraisal District.

If as a result of an appeal or for any other reason, the Taxable Value of the Applicant's Qualified Investment and/or the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amounts to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

Section 4.8. STATUTORY CHANGES AFFECTING M&O REVENUE. Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 7.1 of this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, because of its participation in this Agreement, Applicant shall make payments to District, up to the limit set forth in Section 7.1, that are necessary to offset any negative impact on District's Maintenance and Operations Revenue, as a sole and direct result of its participation in this Agreement. Such calculation shall take into account any adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on District.

ARTICLE V

PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES

Section 5.1. EXTRAORDINARY EXPENSES. In addition to the amounts determined pursuant to Section 4.2 of this Agreement above, Applicant on an annual basis shall also indemnify and reimburse District for the following: all non-reimbursed costs, certified by District's external

auditor to have been incurred by District for extraordinary education-related expenses related to the project that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the project during any project construction year. Amounts payable under this Section shall also include all costs incurred by the District in connection with the administration of any election in the District held in order to comply with the District's obligations to comply with the requirements of Chapter 49, Texas Education Code, or any successor statute.

ARTICLE VI

SUPPLEMENTAL PAYMENTS

Section 6.1. INTENT OF PARTIES WITH RESPECT TO SUPPLEMENTAL PAYMENTS

A. Amounts Exclusive of Indemnity Amounts. In addition to undertaking the responsibility for the payment of all of the amounts set forth under Articles IV and V, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the supplemental payments set forth in this Article VI, (the "Supplemental Payments"). The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on appraised value made pursuant to Chapter 313, Texas Tax Code, unless it is explicitly set forth in this Agreement. It is the express intent of the Parties that the Applicant's obligation to make Supplemental Payments under this Article VI is separate and independent of the obligation of the Applicant to pay the amounts described in Articles IV and V; provided, however, that all payments under Articles IV, V, and VI are subject to the limitations contained in Section 7.1, and that all payments under this Article VI are subject to the separate limitations contained in Section 6.2.

B. Adherence to Statutory Limits on Supplemental Payments. It is the express intent of the Parties that any Supplemental Payments made to or on behalf of the District by the Applicant under this Article VI shall not exceed the limit imposed by the provisions of Texas Tax Code §313.027(i), as such limit is allowed to be increased by the Legislature for any future year of this Agreement.

Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION. Notwithstanding the foregoing:

A. the total of the Supplemental Payments made pursuant to this Article shall: not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified

in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Application;

B. Supplemental Payments may only be made during the period starting the first year of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period:

C. the limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)– (2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement.

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District’s Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District’s Average Daily Attendance for the prior school year.

Section 6.3. STIPULATED SUPPLEMENTAL PAYMENT AMOUNT - SUBJECT TO ANNUAL PAYMENT LIMIT. Applicant shall pay to the District the Supplemental Payments set forth on the following schedule on the payment due dates shown on the following schedule.

TAX YEAR	PAYMENT DUE DATE	AMOUNT OF ANNUAL PAYMENT LIMIT
2019	January 31, 2020	\$100 multiplied by District’s Prior Year ADA
2020	January 31, 2021	\$100 multiplied by District’s Prior Year ADA
2021	January 31, 2022	\$100 multiplied by District’s Prior Year ADA
2022	January 31, 2023	\$100 multiplied by District’s Prior Year ADA
2023	January 31, 2024	\$100 multiplied by District’s Prior Year ADA
2024	January 31, 2025	\$100 multiplied by District’s Prior Year ADA
2025	January 31, 2026	\$100 multiplied by District’s Prior Year ADA
2026	January 31, 2027	\$100 multiplied by District’s Prior Year ADA
2027	January 31, 2028	\$100 multiplied by District’s Prior Year ADA
2028	January 31, 2029	\$100 multiplied by District’s Prior Year ADA
2029	January 31, 2030	\$100 multiplied by District’s Prior Year ADA

2030	January 31, 2031	\$100 multiplied by District's Prior Year ADA
2031	January 31, 2032	\$100 multiplied by District's Prior Year ADA
2032	January 31, 2033	\$100 multiplied by District's Prior Year ADA
2033	January 31, 2034	\$100 multiplied by District's Prior Year ADA
2034	January 31, 2035	\$100 multiplied by District's Prior Year ADA

Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS

- A. All calculations required by this Article shall be calculated by the Third Party selected pursuant to Section 4.3, above.
- B. The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.6, above.
- C. The payment of all amounts due under this Article shall be made shall be paid on the same date established by Section 4.6 for such Tax Year.

Section 6.5. DISTRICT'S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY. At any time during this Agreement, the District's Board of Trustees may, in its sole discretion, so long as such decision does not result in additional costs to the Applicant under this Agreement, direct that the Applicant's payment obligations under Article VI of this agreement be made to its educational foundation, or to a similar entity. The alternative entity may only use such funds received under this Article to support the educational mission of the District and its students. Any designation of an alternative entity must be made by recorded vote of the District's Board of Trustees at a properly posted public Board meeting. Any such designation will become effective after public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 10.1, below. Such designation may be rescinded, with respect to future payments only, by action of the District's Board of Trustees at any time.

Any designation of a successor beneficiary under this Section shall not alter the Supplemental Payments calculated as described in Section 6.5, above.

ARTICLE VII
ANNUAL LIMITATION OF PAYMENTS BY APPLICANT

Section 7.1. ANNUAL LIMITATION. Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year of the Tax Limitation Period beginning after the first Tax Year of the Tax Limitation Period, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles IV, V, and VI of this Agreement with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Article IV of this Agreement, and in the event the sum of the amounts described in said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles IV, V, and VI shall be reduced until such excess is eliminated.

Section 7.2. OPTION TO TERMINATE AGREEMENT. In the event that any payment otherwise due from the Applicant to the District under Article IV, Article V, or Article VI of this Agreement with respect to a Tax Year is subject to reduction in accordance with the provisions of Section 7.1, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to terminate this Agreement by notifying the District of its election in writing not later than the July 31 of the year following the Tax Year with respect to which a reduction under Section 7.1 is applicable. Any termination of this Agreement under the foregoing provisions of this Section 7.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred.

Section 7.3. EFFECT OF OPTIONAL TERMINATION. Upon the exercise of the option to terminate pursuant to Section 7.2, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

ARTICLE VIII

ADDITIONAL OBLIGATIONS OF APPLICANT

Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations

required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

Section 8.2. REPORTS. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS. During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

Section 8.4. DATA REQUESTS. Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

Section 8.5. SITE VISITS AND RECORD REVIEW. The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice, and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant, and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or

business information that is proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR. By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

- i. date of submission of the final payment;
- ii. Final Termination Date; or
- iii. date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non-Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the

Comptroller's Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS. The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

ARTICLE IX

MATERIAL BREACH OR EARLY TERMINATION

Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT. The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a "Material Breach"):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the county in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement;

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

- i. whether or not a breach of this Agreement has occurred;
- ii. whether or not such breach is a Material Breach;
- iii. the date such breach occurred, if any;
- iv. whether or not any such breach has been cured; and

C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:

- i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);
- ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and
- iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a “Determination of Breach and Notice of Contract Termination”) and provide a copy to the Comptroller.

Section 9.3. DISPUTE RESOLUTION.

A. After receipt of notice of the Board of Trustee’s Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have not greater than thirty (30) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within thirty (30) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in San Patricio County, Texas. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator’s fees and expenses and the Applicant shall bear one-half of such mediator’s fees and expenses, and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys’ fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in San Patricio, assert

any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the thirty (30) days provided for such payment in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

Section 9.4. Consequences of Early Termination or Other Breach by Applicant.

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.2 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the thirty (30) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District

shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

Section 9.5. LIMITATION OF OTHER DAMAGES. Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT. Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$10,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS

Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1.C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

ARTICLE X.

MISCELLANEOUS PROVISIONS

Section 10.1. INFORMATION AND NOTICES.

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if

(i) delivered in person, by courier (*e.g.*, by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile or email transmission, with notice of receipt obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile or email transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

Dr. Chad Jones
Superintendent
Sinton Independent School District
322 S. Archer
Sinton, TX 78387
Phone: 361-364-6905
Email: cjones@sintonisd.net

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

Richard Poinatte
Vice President and Treasurer
Steel Dynamics, Inc.
7575 W Jefferson Blvd.
Fort Wayne, IN 46804
Email: rick.poinatte@steeldynamics.com

or at such other address or to such other facsimile transmission number and to the attention of such other person as a Party may designate by written notice to the other.

D. A copy of any notice delivered to the Applicant shall also be delivered to any lender for which the Applicant has provided the District notice of collateral assignment information pursuant to Section 10.3.C, below.

Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

i. The Applicant shall submit to the District and the Comptroller:

a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;

b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;

c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;

ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and

iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.

C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:

i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE;

ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and

D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.

E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

Section 10.3. ASSIGNMENT.

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

Section 10.4. MERGER. This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 10.5. Governing Law. This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in San Patricio.

Section 10.6. AUTHORITY TO EXECUTE AGREEMENT. Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 10.7. SEVERABILITY. If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

Section 10.8. PAYMENT OF EXPENSES. Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the

negotiations leading up to this Agreement, and of its performance and compliance with this Agreement.

Section 10.9. INTERPRETATION.

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words “include,” “includes,” and “including” when used in this Agreement shall be deemed in such case to be followed by the phrase, “but not limited to”. Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller’s Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

- i. The Act;
- ii. The Comptroller’s Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

Section 10.10. EXECUTION OF COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 10.11. PUBLICATION OF DOCUMENTS. The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller’s Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller’s website;

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS. The Applicant shall immediately notify the District in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings

initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

Section 10.13. DUTY TO DISCLOSE. If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's duty to disclose continues throughout the term of this Agreement.

Section 10.14. CONFLICTS OF INTEREST.

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION.

Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

- A. all payments, including liquidated damage and tax payments, have been made;
- B. all reports have been submitted;
- C. all records have been maintained in accordance with Section 8.6.A; and
- D. all disputes in controversy have been resolved.

Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.

A. This Agreement may be duly executed and delivered in person, by mail, or by facsimile or other electronic format (including portable document format (pdf) transmitted by e-mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

B. Delivery is deemed complete as follows:

- i. When delivered if delivered personally or sent by express courier service;
- ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;
- iii. When transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine; or
- iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic "read receipt" does not constitute acknowledgment of an e-mail for delivery purposes).

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 27th day of June, 2019.

BUFFALO, LLC

SINTON INDEPENDENT SCHOOL DISTRICT

By:


Richard Poinsett
VP, Treasurer + Assistant
sec

By:


PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By:


SECRETARY, BOARD OF TRUSTEES

EXHIBIT 1
DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

At the time of the Application Approval Date, pursuant to Chapter 312 of the Texas Tax Code, the San Patricio County Commissioner's Court designated the below tracts of land as the San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001. A map of this San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 is attached as the last page of this EXHIBIT 1 following the legal description of the zone. All of the Applicant's Qualified Property and Applicant's Qualified Investment will be located within the boundaries of San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 and the Sinton Independent School District.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY INCLUDED IN THE REINVESTMENT ZONE

The property includes approximately 2487.23 acre parcel of land that is situated 2.00 miles due east of the intersection of SH89 and US77 and extends out to 4.77 miles from that same intersection. The south boundary is Chiltipin Creek and the north boundary runs east west above Marathon Road until it intersects the road at 4.50 miles. The legal description is PT SEC 1 2 4 & 5 Eliza H. Welder

METES AND BOUNDS DESCRIPTION:

FILE NO. FN-60193-TX

Field notes of a 2487.23 acre parcel of land, being all of that 739.51 acres of land described as Tract I, Parcel 2, conveyed to ExTra-Hamilton LLC, all of that 873.86 acres of land described as Tract II conveyed to ExStra-Edwards LLC and all of that 873.86 acres of land described as Tract III conveyed to ExStra Allen LLC, by and between the foregoing parties by Partition Deed recorded March 13, 2009 as Clerk's File Number 588881 in the Official Public Records of San Patricio County, Texas;

Said 2487.23 acre parcel is comprised of a portion of Fractional Sections 1 and 2 and 4, all of Fractional Sections 21 and 22, and part of Sections 20 and 23 of the Eliza H. Welder Ranch Subdivision as shown on map recorded in Volume 3, Page 33 of the Map Records of San Patricio County, Texas;

Said 2487.23 acre parcel is out of the Jose Maria and Felipe Portilla Survey, Abstract 24 and the Calixto, Juan, Francisco and Encarnacion Portilla Survey, Abstract 25, is situated in San Patricio County, Texas, approximately 1 mile northeast of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a concrete monument found (near a fence corner post) in the southeast right-of-way line of the Missouri Pacific Railroad, the northwest line of said Section 2, at the southwest corner of a 5794.93 acre parcel of land conveyed from the Patrick H. Welder Management Trust to Portilla Ranch Holdings, Ltd. by Special Warranty Deed with Vendor's Lien recorded February 22, 2008 as Clerk's File Number 577696 in the Official Public Records of San Patricio County, Texas; and at the northwest corner of said Tract I, Parcel 2, for the northwest corner of this parcel;

Thence N 89°31'28" E along the south line of said 5794.93 acre parcel, the north line of said Tract I, Parcel 2, and the north line of this parcel, generally following a fence, at 5424.34 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract I, Parcel 2 and at the northwest corner of said Tract II, near a fence corner post, and continuing along the north line of said Tract II, at 12599.83 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract II and the northwest corner of said Tract III, near a fence corner post, and continuing along the north line of said Tract III, in all, a distance of 17219.68 feet to a 5/8" iron rod with surveyor's cap stamped

"RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 67°07'46" E along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 394.44 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 61°41'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 2005.56 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 47°19'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 188.33 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 44°44'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 547.22 feet to a concrete monument found in the west line of Section 34 of said Eliza H. Welder Ranch Subdivision and the east line of said Section 23, at the southeast corner of said 5794.93 acre parcel, the northeast corner of said Tract III, and in the west line of a 14,507.12 acre parcel of land conveyed to the Helen Ford Allen Non-Exempt Trust and the Grace Ford Powers Non Exempt Trust by Independent Executors' Distribution Deed Recorded November 28, 2016 as Clerk's File Number 662028 in the Official Public Records of San Patricio County, Texas; for the northeast corner of this parcel;

Thence S 00°25'14" E along the east line of Sections 22 & 23, the west line of said Section 34 and Section 35 of said Eliza H. Welder Ranch Subdivision, the west line of said 14,507.12 acre parcel, the east line of said Tract III, and the east line of this parcel, generally following a fence, at 5764.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for a line marker and continuing, departing said fence and continuing, in all a distance of 5968.97 feet to a point in the center of Chiltipin Creek for a southwest corner of said 14,507.12 acre parcel and the southeast corner of said Tract III, for the southeast corner of this parcel;

Thence in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract III, and the south line of this parcel as follows:

N 62°53'58" W, a distance of 143.66 feet;
S 89°57'14" W, a distance of 47.17 feet;
S 77°54'04" W, a distance of 249.48 feet;
S 80°52'07" W, a distance of 134.34 feet;

N 77°45'55" W, a distance of 117.09 feet;
N 50°17'59" W, a distance of 218.15 feet;
N 49°21'31" W, a distance of 349.64 feet;
N 30°43'48" W, a distance of 259.82 feet;
N 47°20'19" W, a distance of 228.97 feet;
S 59°09'01" W, a distance of 240.13 feet;
S 11°08'05" W, a distance of 254.25 feet;
S 17°35'55" E, a distance of 147.67 feet;
S 07°22'54" E, a distance of 232.40 feet;
S 09°07'01" W, a distance of 197.26 feet;
S 13°30'31" W, a distance of 171.45 feet;
S 09°23'02" E, a distance of 194.05 feet;
S 50°28'51" E, a distance of 215.51 feet;
S 51°47'09" E, a distance of 161.28 feet;
S 35°00'00" E, a distance of 141.76 feet;
S 33°53'16" E, a distance of 185.23 feet;
S 03°26'45" E, a distance of 136.29 feet;
S 34°40'50" W, a distance of 149.74 feet;
S 61°42'01" W, a distance of 164.36 feet;
S 79°41'54" W, a distance of 265.17 feet;
N 83°27'27" W, a distance of 120.09 feet;
N 61°33'18" W, a distance of 117.51 feet;
N 73°33'27" W, a distance of 315.61 feet;
S 86°35'11" W, a distance of 166.03 feet;
S 53°14'25" W, a distance of 135.92 feet;
S 46°49'57" W, a distance of 173.49 feet;
S 27°58'27" W, a distance of 166.50 feet;
S 46°20'47" W, a distance of 130.08 feet;
S 71°38'21" W, a distance of 112.79 feet;
N 75°13'13" W, a distance of 233.77 feet;
N 58°19'22" W, a distance of 240.56 feet;
N 37°10'50" W, a distance of 179.66 feet;
N 18°06'32" W, a distance of 157.13 feet;
N 21°28'07" E, a distance of 142.20 feet;
N 41°08'54" E, a distance of 172.81 feet;
N 38°51'55" E, a distance of 245.98 feet;
N 18°03'19" E, a distance of 129.17 feet;
N 00°41'31" E, a distance of 113.77 feet;
N 57°42'10" W, a distance of 130.58 feet;
N 88°50'18" W, a distance of 96.97 feet;
S 54°59'15" W, a distance of 144.97 feet;
S 61°35'10" W, a distance of 147.03 feet;
N 86°24'36" W, a distance of 129.94 feet;
N 60°36'07" W, a distance of 240.54 feet;
N 60°10'25" W, a distance of 258.07 feet;
S 75°30'41" W, a distance of 132.96 feet;

S 54°28'42" W, a distance of 276.18 feet;
S 71°03'03" W, a distance of 291.88 feet;
S 50°20'04" W, a distance of 146.75 feet;
S 53°33'05" W, a distance of 212.68 feet;
N 67°21'57" W, a distance of 110.28 feet;
N 20°22'36" W, a distance of 158.77 feet;
N 20°40'15" W, a distance of 202.44 feet;
N 53°19'24" W, a distance of 164.55 feet;
S 81°43'34" W, a distance of 146.88 feet;
S 71°52'18" W, a distance of 293.29 feet;
N 77°24'12" W, a distance of 194.94 feet;
N 89°02'57" W, a distance of 195.63 feet;
S 68°13'15" W, a distance of 54.56 feet;
S 80°46'57" W, a distance of 203.84 feet;
S 45°28'05" W, a distance of 208.73 feet;
N 77°45'35" W, a distance of 220.22 feet;
N 70°48'32" W, a distance of 207.46 feet;
N 62°09'20" W, a distance of 166.92 feet;
N 63°08'06" W, a distance of 125.58 feet;

S 89°25'34" W, at 50.07 feet passing the southwest corner of said Tract III and the southeast corner of said Tract II and continuing along the south line of said Tract II, in all, a distance of 108.61 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract II, and the south line of this parcel as follows:

S 80°11'14" W, a distance of 70.76 feet;
S 42°37'34" W, a distance of 150.25 feet;
S 50°55'52" W, a distance of 120.30 feet;
S 69°44'25" W, a distance of 138.05 feet;
S 89°17'46" W, a distance of 160.58 feet;
S 87°50'53" W, a distance of 217.34 feet;
N 76°46'21" W, a distance of 128.58 feet;
N 85°27'52" W, a distance of 236.29 feet;
N 54°27'09" W, a distance of 70.81 feet;
N 43°03'02" W, a distance of 234.46 feet;
N 85°03'33" W, a distance of 156.11 feet;
S 85°05'09" W, a distance of 256.32 feet;
S 84°17'06" W, a distance of 304.64 feet;
N 52°42'55" W, a distance of 150.00 feet;
N 59°10'44" W, a distance of 253.86 feet;
S 76°46'33" W, a distance of 148.90 feet;
S 24°26'16" W, a distance of 196.69 feet;
S 18°28'22" W, a distance of 218.66 feet;
S 37°50'00" W, a distance of 206.91 feet;
S 68°21'01" W, a distance of 93.90 feet;

N 74°22'15" W, a distance of 92.90 feet;
N 88°12'39" W, a distance of 184.75 feet;
S 53°54'48" W, a distance of 77.93 feet;
S 25°35'03" W, a distance of 188.44 feet;
S 45°22'14" W, a distance of 170.05 feet;
S 67°13'10" W, a distance of 253.78 feet;
S 80°23'38" W, a distance of 216.30 feet;
S 56°48'56" W, a distance of 325.26 feet;
N 82°51'44" W, a distance of 80.53 feet;
N 76°29'20" W, a distance of 306.79 feet;
N 57°30'44" W, a distance of 328.75 feet;
N 74°28'57" W, a distance of 217.95 feet;
N 72°05'59" W, a distance of 133.45 feet;
N 77°06'13" W, a distance of 166.75 feet;
S 84°43'47" W, a distance of 159.40 feet;
S 65°18'27" W, a distance of 249.55 feet;
S 41°16'14" W, a distance of 215.85 feet;
S 49°44'27" W, a distance of 132.21 feet;
S 44°20'11" W, a distance of 106.55 feet;
S 73°06'42" W, a distance of 186.47 feet;
S 71°43'37" W, a distance of 130.96 feet;
S 74°46'37" W, a distance of 173.91 feet;
S 66°15'28" W, a distance of 200.47 feet;
S 70°02'22" W, a distance of 176.95 feet;
S 83°57'51" W, a distance of 138.88 feet;

S 87°46'43" W, at 119.14 feet passing the southwest corner of said Tract II and the southeast corner of said Tract I, Parcel II and continuing along the south line of said Tract I, Parcel 2, in all, a distance of 151.82 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract I, Parcel 2 and the south line of this parcel as follows:

N 68°01'27" W, a distance of 265.03 feet;
N 71°24'13" W, a distance of 333.30 feet;
N 71°15'04" W, a distance of 336.08 feet;
N 70°09'02" W, a distance of 238.63 feet;
N 42°26'09" W, a distance of 298.05 feet;
N 37°34'39" W, a distance of 293.24 feet;
N 47°52'04" W, a distance of 139.66 feet;
N 52°53'56" W, a distance of 127.82 feet;
N 80°19'08" W, a distance of 146.79 feet;
S 75°13'54" W, a distance of 109.00 feet;
S 43°57'15" W, a distance of 180.92 feet;
S 38°45'57" W, a distance of 327.77 feet;
S 34°02'45" W, a distance of 517.81 feet;

S 46°39'20" W, a distance of 107.24 feet;
S 89°58'00" W, a distance of 249.78 feet;
N 72°35'50" W, a distance of 199.60 feet;
N 76°36'40" W, a distance of 349.38 feet;
N 81°01'37" W, a distance of 416.06 feet;

N 83°11'11" W, a distance of 269.71 feet to a point in the northeast right-of-way line of State Highway 89, for the southwest corner of said Tract I, Parcel 2 and the southwest corner of this parcel;

Thence in a northwesterly direction along the northeast right-of-way line of said State Highway 89, the southwest line of said Tract I, Parcel 2 and the southwest line of this parcel as follows:

N 24°53'01" W, passing a fence corner post and continuing, generally following a fence, a distance of 624.01 feet to a concrete monument found for an angle corner;
N 32°43'43" W, generally following a fence, a distance of 843.48 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for an angle corner;
N 44°41'06" W, generally following a fence, a distance of 1753.07 feet to a concrete monument found for an angle corner;
N 70°28'17" W, generally following a fence, a distance of 832.04 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the west corner of said Tract I, Parcel 2 in the east line of the Missouri Pacific Railroad right-of-way, for the west corner of this parcel;

Thence along the east right-of-way line of said Missouri Pacific Railroad, the west line of said Tract I, Parcel 2, and the west of this parcel, generally following a fence, as follows:

N 22°01'29" E, a distance of 1704.84 feet;
N 22°59'46" E, a distance of 108.44 feet;
N 24°08'46" E, a distance of 108.46 feet;
N 25°12'25" E, a distance of 114.76 feet;
N 26°20'20" E, a distance of 111.39 feet;
N 27°23'24" E, a distance of 111.15 feet;
N 28°27'38" E, a distance of 111.25 feet;
N 29°33'03" E, a distance of 111.11 feet;
N 30°41'09" E, a distance of 109.49 feet;
N 31°44'44" E, a distance of 110.72 feet;
N 32°44'41" E, a distance of 107.20 feet;
N 33°46'17" E, a distance of 104.75 feet;
N 35°07'24" E, a distance of 157.65 feet;
N 36°37'38" E, a distance of 155.50 feet to the place of beginning, containing

2487.23 acres, more or less, subject to all easements of record.

All bearings in this description refer to the Texas Coordinate System of 1927, South Zone.

Distances are U.S. Feet and area is Acres, both being at a surface of average elevation of 50 feet, NAVD88.

Proposed Qualified Investment/Qualified Property location



February 13, 2019
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

-  Parcels
-  Project Boundary

PrEsrri, HERE, Garmin, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
Esri, HERE | TX Orthoimagery Program, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS |
San Patricio Central Appraisal District, BIS Consulting - www.bisconsultants.com

<https://gis.bisclient.com/SanPatriciocad/>

EXHIBIT 2

DESCRIPTION AND LOCATION OF LAND

All of the Applicant's Qualified Property and Applicant's Qualified Investment will be located within the boundaries of San Patricio County Buffalo Steel Mill Reinvestment Zone No. 2019-001 and the Sinton Independent School District. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described by the legal description and maps attached to this **Exhibit 2**.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY INCLUDED IN THE REINVESTMENT ZONE

The property includes approximately 2487.23 acre parcel of land that is situated 2.00 miles due east of the intersection of SH89 and US77 and extends out to 4.77 miles from that same intersection. The south boundary is Chiltipin Creek and the north boundary runs east west above Marathon Road until it intersects the road at 4.50 miles. The legal description is PT SEC 1 2 4 & 5 Eliza H. Welder

METES AND BOUNDS DESCRIPTION:

FILE NO. FN-60193-TX

Field notes of a 2487.23 acre parcel of land, being all of that 739.51 acres of land described as Tract I, Parcel 2, conveyed to ExTra-Hamilton LLC, all of that 873.86 acres of land described as Tract II conveyed to ExStra-Edwards LLC and all of that 873.86 acres of land described as Tract III conveyed to ExStra Allen LLC, by and between the foregoing parties by Partition Deed recorded March 13, 2009 as Clerk's File Number 588881 in the Official Public Records of San Patricio County, Texas;

Said 2487.23 acre parcel is comprised of a portion of Fractional Sections 1 and 2 and 4, all of Fractional Sections 21 and 22, and part of Sections 20 and 23 of the Eliza H. Welder Ranch Subdivision as shown on map recorded in Volume 3, Page 33 of the Map Records of San Patricio County, Texas;

Said 2487.23 acre parcel is out of the Jose Maria and Felipe Portilla Survey, Abstract 24 and the Calixto, Juan, Francisco and Encarnacion Portilla Survey, Abstract 25, is situated in San Patricio County, Texas, approximately 1 mile northeast of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a concrete monument found (near a fence corner post) in the southeast right-of-way line of the Missouri Pacific Railroad, the northwest line of said Section 2, at the southwest corner of a 5794.93 acre parcel of land conveyed from the Patrick H. Welder Management Trust to Portilla Ranch Holdings, Ltd. by Special Warranty Deed with Vendor's Lien recorded February 22, 2008 as Clerk's File Number 577696 in the Official Public Records of San Patricio County, Texas; and at the northwest corner of said Tract I, Parcel 2, for the northwest corner of this parcel;

Thence N 89°31'28" E along the south line of said 5794.93 acre parcel, the north line of said Tract I, Parcel 2, and the north line of this parcel, generally following a fence, at 5424.34 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract I, Parcel 2 and at the northwest corner of said Tract II, near a fence corner post, and continuing along the north line of said Tract II, at 12599.83 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract II and the northwest corner of said Tract III, near a fence corner post, and continuing along the north line of said Tract III, in all, a distance of 17219.68 feet to a 5/8" iron rod with surveyor's cap stamped

"RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 67°07'46" E along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 394.44 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 61°41'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 2005.56 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 47°19'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 188.33 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 44°44'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 547.22 feet to a concrete monument found in the west line of Section 34 of said Eliza H. Welder Ranch Subdivision and the east line of said Section 23, at the southeast corner of said 5794.93 acre parcel, the northeast corner of said Tract III, and in the west line of a 14,507.12 acre parcel of land conveyed to the Helen Ford Allen Non-Exempt Trust and the Grace Ford Powers Non Exempt Trust by Independent Executors' Distribution Deed Recorded November 28, 2016 as Clerk's File Number 662028 in the Official Public Records of San Patricio County, Texas; for the northeast corner of this parcel;

Thence S 00°25'14" E along the east line of Sections 22 & 23, the west line of said Section 34 and Section 35 of said Eliza H. Welder Ranch Subdivision, the west line of said 14,507.12 acre parcel, the east line of said Tract III, and the east line of this parcel, generally following a fence, at 5764.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for a line marker and continuing, departing said fence and continuing, in all a distance of 5968.97 feet to a point in the center of Chiltipin Creek for a southwest corner of said 14,507.12 acre parcel and the southeast corner of said Tract III, for the southeast corner of this parcel;

Thence in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract III, and the south line of this parcel as follows:

N 62°53'58" W, a distance of 143.66 feet;
S 89°57'14" W, a distance of 47.17 feet;
S 77°54'04" W, a distance of 249.48 feet;
S 80°52'07" W, a distance of 134.34 feet;

N 77°45'55" W, a distance of 117.09 feet;
N 50°17'59" W, a distance of 218.15 feet;
N 49°21'31" W, a distance of 349.64 feet;
N 30°43'48" W, a distance of 259.82 feet;
N 47°20'19" W, a distance of 228.97 feet;
S 59°09'01" W, a distance of 240.13 feet;
S 11°08'05" W, a distance of 254.25 feet;
S 17°35'55" E, a distance of 147.67 feet;
S 07°22'54" E, a distance of 232.40 feet;
S 09°07'01" W, a distance of 197.26 feet;
S 13°30'31" W, a distance of 171.45 feet;
S 09°23'02" E, a distance of 194.05 feet;
S 50°28'51" E, a distance of 215.51 feet;
S 51°47'09" E, a distance of 161.28 feet;
S 35°00'00" E, a distance of 141.76 feet;
S 33°53'16" E, a distance of 185.23 feet;
S 03°26'45" E, a distance of 136.29 feet;
S 34°40'50" W, a distance of 149.74 feet;
S 61°42'01" W, a distance of 164.36 feet;
S 79°41'54" W, a distance of 265.17 feet;
N 83°27'27" W, a distance of 120.09 feet;
N 61°33'18" W, a distance of 117.51 feet;
N 73°33'27" W, a distance of 315.61 feet;
S 86°35'11" W, a distance of 166.03 feet;
S 53°14'25" W, a distance of 135.92 feet;
S 46°49'57" W, a distance of 173.49 feet;
S 27°58'27" W, a distance of 166.50 feet;
S 46°20'47" W, a distance of 130.08 feet;
S 71°38'21" W, a distance of 112.79 feet;
N 75°13'13" W, a distance of 233.77 feet;
N 58°19'22" W, a distance of 240.56 feet;
N 37°10'50" W, a distance of 179.66 feet;
N 18°06'32" W, a distance of 157.13 feet;
N 21°28'07" E, a distance of 142.20 feet;
N 41°08'54" E, a distance of 172.81 feet;
N 38°51'55" E, a distance of 245.98 feet;
N 18°03'19" E, a distance of 129.17 feet;
N 00°41'31" E, a distance of 113.77 feet;
N 57°42'10" W, a distance of 130.58 feet;
N 88°50'18" W, a distance of 96.97 feet;
S 54°59'15" W, a distance of 144.97 feet;
S 61°35'10" W, a distance of 147.03 feet;
N 86°24'36" W, a distance of 129.94 feet;
N 60°36'07" W, a distance of 240.54 feet;
N 60°10'25" W, a distance of 258.07 feet;
S 75°30'41" W, a distance of 132.96 feet;

S 54°28'42" W, a distance of 276.18 feet;
S 71°03'03" W, a distance of 291.88 feet;
S 50°20'04" W, a distance of 146.75 feet;
S 53°33'05" W, a distance of 212.68 feet;
N 67°21'57" W, a distance of 110.28 feet;
N 20°22'36" W, a distance of 158.77 feet;
N 20°40'15" W, a distance of 202.44 feet;
N 53°19'24" W, a distance of 164.55 feet;
S 81°43'34" W, a distance of 146.88 feet;
S 71°52'18" W, a distance of 293.29 feet;
N 77°24'12" W, a distance of 194.94 feet;
N 89°02'57" W, a distance of 195.63 feet;
S 68°13'15" W, a distance of 54.56 feet;
S 80°46'57" W, a distance of 203.84 feet;
S 45°28'05" W, a distance of 208.73 feet;
N 77°45'35" W, a distance of 220.22 feet;
N 70°48'32" W, a distance of 207.46 feet;
N 62°09'20" W, a distance of 166.92 feet;
N 63°08'06" W, a distance of 125.58 feet;

S 89°25'34" W, at 50.07 feet passing the southwest corner of said Tract III and the southeast corner of said Tract II and continuing along the south line of said Tract II, in all, a distance of 108.61 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract II, and the south line of this parcel as follows:

S 80°11'14" W, a distance of 70.76 feet;
S 42°37'34" W, a distance of 150.25 feet;
S 50°55'52" W, a distance of 120.30 feet;
S 69°44'25" W, a distance of 138.05 feet;
S 89°17'46" W, a distance of 160.58 feet;
S 87°50'53" W, a distance of 217.34 feet;
N 76°46'21" W, a distance of 128.58 feet;
N 85°27'52" W, a distance of 236.29 feet;
N 54°27'09" W, a distance of 70.81 feet;
N 43°03'02" W, a distance of 234.46 feet;
N 85°03'33" W, a distance of 156.11 feet;
S 85°05'09" W, a distance of 256.32 feet;
S 84°17'06" W, a distance of 304.64 feet;
N 52°42'55" W, a distance of 150.00 feet;
N 59°10'44" W, a distance of 253.86 feet;
S 76°46'33" W, a distance of 148.90 feet;
S 24°26'16" W, a distance of 196.69 feet;
S 18°28'22" W, a distance of 218.66 feet;
S 37°50'00" W, a distance of 206.91 feet;
S 68°21'01" W, a distance of 93.90 feet;

N 74°22'15" W, a distance of 92.90 feet;
N 88°12'39" W, a distance of 184.75 feet;
S 53°54'48" W, a distance of 77.93 feet;
S 25°35'03" W, a distance of 188.44 feet;
S 45°22'14" W, a distance of 170.05 feet;
S 67°13'10" W, a distance of 253.78 feet;
S 80°23'38" W, a distance of 216.30 feet;
S 56°48'56" W, a distance of 325.26 feet;
N 82°51'44" W, a distance of 80.53 feet;
N 76°29'20" W, a distance of 306.79 feet;
N 57°30'44" W, a distance of 328.75 feet;
N 74°28'57" W, a distance of 217.95 feet;
N 72°05'59" W, a distance of 133.45 feet;
N 77°06'13" W, a distance of 166.75 feet;
S 84°43'47" W, a distance of 159.40 feet;
S 65°18'27" W, a distance of 249.55 feet;
S 41°16'14" W, a distance of 215.85 feet;
S 49°44'27" W, a distance of 132.21 feet;
S 44°20'11" W, a distance of 106.55 feet;
S 73°06'42" W, a distance of 186.47 feet;
S 71°43'37" W, a distance of 130.96 feet;
S 74°46'37" W, a distance of 173.91 feet;
S 66°15'28" W, a distance of 200.47 feet;
S 70°02'22" W, a distance of 176.95 feet;
S 83°57'51" W, a distance of 138.88 feet;

S 87°46'43" W, at 119.14 feet passing the southwest corner of said Tract II and the southeast corner of said Tract I, Parcel II and continuing along the south line of said Tract I, Parcel 2, in all, a distance of 151.82 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract I, Parcel 2 and the south line of this parcel as follows:

N 68°01'27" W, a distance of 265.03 feet;
N 71°24'13" W, a distance of 333.30 feet;
N 71°15'04" W, a distance of 336.08 feet;
N 70°09'02" W, a distance of 238.63 feet;
N 42°26'09" W, a distance of 298.05 feet;
N 37°34'39" W, a distance of 293.24 feet;
N 47°52'04" W, a distance of 139.66 feet;
N 52°53'56" W, a distance of 127.82 feet;
N 80°19'08" W, a distance of 146.79 feet;
S 75°13'54" W, a distance of 109.00 feet;
S 43°57'15" W, a distance of 180.92 feet;
S 38°45'57" W, a distance of 327.77 feet;
S 34°02'45" W, a distance of 517.81 feet;

S 46°39'20" W, a distance of 107.24 feet;
S 89°58'00" W, a distance of 249.78 feet;
N 72°35'50" W, a distance of 199.60 feet;
N 76°36'40" W, a distance of 349.38 feet;
N 81°01'37" W, a distance of 416.06 feet;

N 83°11'11" W, a distance of 269.71 feet to a point in the northeast right-of-way line of State Highway 89, for the southwest corner of said Tract I, Parcel 2 and the southwest corner of this parcel;

Thence in a northwesterly direction along the northeast right-of-way line of said State Highway 89, the southwest line of said Tract I, Parcel 2 and the southwest line of this parcel as follows:

N 24°53'01" W, passing a fence corner post and continuing, generally following a fence, a distance of 624.01 feet to a concrete monument found for an angle corner;
N 32°43'43" W, generally following a fence, a distance of 843.48 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for an angle corner;
N 44°41'06" W, generally following a fence, a distance of 1753.07 feet to a concrete monument found for an angle corner;
N 70°28'17" W, generally following a fence, a distance of 832.04 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the west corner of said Tract I, Parcel 2 in the east line of the Missouri Pacific Railroad right-of-way, for the west corner of this parcel;

Thence along the east right-of-way line of said Missouri Pacific Railroad, the west line of said Tract I, Parcel 2, and the west of this parcel, generally following a fence, as follows:

N 22°01'29" E, a distance of 1704.84 feet;
N 22°59'46" E, a distance of 108.44 feet;
N 24°08'46" E, a distance of 108.46 feet;
N 25°12'25" E, a distance of 114.76 feet;
N 26°20'20" E, a distance of 111.39 feet;
N 27°23'24" E, a distance of 111.15 feet;
N 28°27'38" E, a distance of 111.25 feet;
N 29°33'03" E, a distance of 111.11 feet;
N 30°41'09" E, a distance of 109.49 feet;
N 31°44'44" E, a distance of 110.72 feet;
N 32°44'41" E, a distance of 107.20 feet;
N 33°46'17" E, a distance of 104.75 feet;
N 35°07'24" E, a distance of 157.65 feet;
N 36°37'38" E, a distance of 155.50 feet to the place of beginning, containing

2487.23 acres, more or less, subject to all easements of record.

All bearings in this description refer to the Texas Coordinate System of 1927, South Zone.

Distances are U.S. Feet and area is Acres, both being at a surface of average elevation of 50 feet, NAVD88.

EXHIBIT 3

APPLICANT'S QUALIFIED INVESTMENT

Applicant's Qualified Investment shall be all tangible personal property first placed in service after June 27, 2019, that is owned by the Applicant, as more fully described in Tab #7 of the Application and located within the boundaries of the Sinton Independent School District and the reinvestment zone depicted by the legal description and map attached to **Exhibit 1**.

The Applicant currently does not have operations in Texas. The Applicant expects to construct a new facility in the southwestern United States to cost effectively serve the Southern United States and the underserved Mexican flat roll steel markets. If approved, the proposed Sinton capital project involves the construction of a new state-of-the-art electric-arc furnace flat roll steel mill designed to produce the latest in advanced high strength steel products. The construction of the facility and the associated equipment results in a capital investment of approximately \$1.775 billion. As part of the project, the facility will include production facilities, sales, administration, engineering, transportation logistics and various other support functions.

Below is a list of the major investments related to the proposed facility for qualified investment:

- Site preparation
- Engineering
- General utilities
- Melt / Cast building
- Hot mill building
- Cold mill / Pickle line building
- Warehouse
- Utility buildings
- Guard house
- Melt shop equipment
- Caster / Tunnel equipment
- Hot mill equipment
- Cold mill equipment
- Dust collection
- Water treatment
- Cranes

- Office building and equipment
- Production equipment

Additional infrastructure to support this property will include access to electricity, natural gas, water, and highways.

This project will be located within the project boundary and Sinton ISD and will be located on the land depicted on the map attached to this **Exhibit 3**.

Proposed Qualified Investment/Qualified Property location



February 13, 2019

- Parcels
- Project Boundary

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

1:36,112



PrEsrri, HERE, Garmin, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

This Agreement covers all qualified property within Sinton ISD necessary for the commercial operations of the manufacturing facility. All the Qualified Property for this Project will be located within Sinton ISD and the boundaries of the Reinvestment Zone. The location of the Qualified Property is depicted in the map attached to this **Exhibit 4**.

The Applicant currently does not have operations in Texas. The Applicant expects to construct a new facility in the southwestern United States to cost effectively serve the Southern United States and the underserved Mexican flat roll steel markets. If approved, the proposed Sinton capital project involves the construction of a new state-of-the-art electric-arc furnace flat roll steel mill designed to produce the latest in advanced high strength steel products. The construction of the facility and the associated equipment results in a capital investment of approximately \$1.775 billion. As part of the project, the facility will include production facilities, sales, administration, engineering, transportation logistics and various other support functions.

Below is a list of the major investments related to the proposed facility for qualified investment:

- General utilities
- Melt / Cast building
- Hot mill building
- Cold mill / Pickle line building
- Warehouse
- Utility buildings
- Guard house
- Melt shop equipment
- Caster / Tunnel equipment
- Hot mill equipment
- Cold mill equipment
- Dust collection
- Water treatment
- Cranes

- Office building and equipment
- Production equipment

Additional infrastructure to support this property will include access to electricity, natural gas, water, and highways.

This project will be located within the project boundary and Sinton ISD and will be located on land described in **Exhibit 2**, above.

Attachment H

Consultant Verification Letter



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

June 27, 2019

President and Members
Board of Trustees
Sinton Independent School District
322 S. Archer St.
Sinton, Texas 78387

Re: Recommendations and Findings of the Firm Concerning the Application of Buffalo, LLC (#1354) for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the Sinton Independent School District, with respect to the pending Application of Buffalo, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. Based upon our review, we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.
5. The proposed Agreement contains adequate revenue protection provisions to protect the interests of the District over the course of the Agreement.

Because of the foregoing, it is our recommendation that the Board of Trustees approve the Application of Buffalo, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in blue ink that reads "Daniel T. Casey".

Daniel T. Casey
Partner

www.moakcasey.com

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS & COUNSELORS AT LAW

808 WEST AVE

AUSTIN, TEXAS 78701

TELEPHONE: (512) 494-9949

FACSIMILE: (512) 494-9919

KEVIN O'HANLON
CERTIFIED, CIVIL APPELLATE
CERTIFIED, CIVIL TRIAL

JUSTIN DEMERATH

BENJAMIN CASTILLO

June 27, 2019

President and Members
Board of Trustees
Sinton Independent School District
322 S. Archer St.
Sinton, Texas 78387

Re: Recommendations and Findings of the Firm Concerning Application of Buffalo LLC (#1354) for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the Sinton Independent School District, with respect to the pending Application of Buffalo, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. We have also negotiated an Agreement between the District and Buffalo, LLC. Based upon our review we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.

5. The proposed Agreement contains adequate legal provisions to protect the interests of the District.

As a result of the foregoing conclusions it is our recommendation that the Board of Trustees approve the Application of Buffalo, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", written in a cursive style.

Kevin O'Hanlon
For the Firm

Attachment I

Agreement Review Letter



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O.Box 13528 • Austin, TX 78711-3528

June 26, 2019

Chad Jones
Superintendent
Sinton Independent School District
322 S. Archer
Sinton, Texas 78387

Re: Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Sinton Independent School District and Buffalo, LLC, Application 1354

Dear Superintendent Jones:

This office has been provided with the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Sinton Independent School District and Buffalo, LLC (Agreement). As requested, the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1).

Based on our review, this office concludes that the Agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Tabita Collazo with our office. She can be reached by email at tabita.collazo@cpa.texas.gov or by phone at 1-800-531-5441, ext. 5-5626, or at 512-475-5626.

Sincerely,

A handwritten signature in cursive script that reads "Will Counihan".

Will Counihan
Director
Data Analysis & Transparency Division

cc: Kevin O'Hanlon, O'Hanlon, Demerath & Castillo
Dan Casey, Moak, Casey & Associates
Richard Poinsette, Steel Dynamics, Inc.
Matthew Peters, Belltown Power
Tam Vo, Grant Thornton LLP

Attachment J

Conflict Of Interest Disclosure

Conflicts of Interest Disclosure Procedure

In its recent audits of Chapter 313 Agreements, The Texas State Auditor's Office has required documentation of inquiries concerning Board Member conflicts of interest at critical junctions in the Chapter 313 approval process. A local public official or a person related to a local public official in the first degree by either affinity or consanguinity has a substantial interest in a business entity or in real property, the local public official, before a vote or decision on any matter involving the business entity or the real property, is required to file an affidavit with an official Board record keeper stating the nature and extent of the interest and shall abstain from further participation in the matter if:

1. In the case of a substantial interest in a business entity, the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
2. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.
3. A person has a substantial interest in a business entity if:
The person owns at least:
 - a. Ten percent of the voting stock or shares of the business entity, or
 - b. Either ten percent or \$15,000 of the fair market value of the business entity; or
 - c. Funds received by the person from the business entity exceed ten percent of the person's gross income for the previous year.
4. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

The Board may contract with a business entity in which a Trustee has a substantial interest if the Trustee follows the disclosure and abstention procedure set out above.

Does any Board Member have a conflict of interest as defined above?

If so, has the required Affidavit, set forth at District Policy BBFA (Exhibit) been filed?

Please have the answers to the foregoing 2 questions and a copy of this Procedure included in the minutes of this meeting.